

## STAFFORD COUNTY SCHOOL BOARD

### Agenda Consideration

**TOPIC:** Proffer Information Update

**ITEM NO.:** 10D

**PREPARED BY:** Scott Horan,  
Executive Director  
Planning & Construction

**MEETING:** April 12, 2006

**ACTION DATE:**

**INFORMATION ONLY:** April 12, 2006

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board receive for information an update on Stafford County Cash Proffer Guidelines.

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#### KEY POINTS:

1. At the March 28, 2006 School Board meeting cash proffer fund distribution was approved in the amount of \$716,740.00 for specific capital projects. During Board discussion on the agenda item several School Board members requested additional information on the State and County guidelines that govern the use of cash proffers. The information provided below was obtained from Stafford County staff, county ordinance and state code.

- a. State Code authorizes localities to accept voluntary cash proffers
- b. State Code §15.2-2297 and §15.2-2298 specify that voluntary cash proffers (conditions) associated with a rezoning action must have a reasonable relation to the rezoning, must support and be included in a capital improvement program and be consistent with the Comprehensive Plan (Attachment 1). The County Planning Department interprets State Code as meaning cash proffer must be applied to capital improvement expenditures that serve the neighborhoods where the cash proffer originated.
- c. Board of Supervisors approved the current Stafford County cash proffer guidelines for residential development on October 18, 2005 including a breakdown of how the cash proffer figure is derived (Attachment 2). Current cash proffers are:

- Single Family	\$38,151
- Townhouse	\$32,796
- Multi-family	\$21,086
- Mobile Home	\$22,859
- Age-restricted	\$21,086

- d. Stafford County plans to update the guidelines annually based upon Marshall & Swift Construction Valuation data.

e. Stafford County currently divides cash proffers into six general categories:

- Parks & Recreation
- Schools
- Libraries
- Fire & Rescue
- Transportation
- General Government (Includes Government Center, Jail and Landfill)

f. As cash proffers are received, they are placed in an escrow account in the County's General Fund and are distributed to the appropriate County entity on average twice annually.

2. Staff plans to include prior year proffer distribution and future year estimates in future CIP submissions starting in FY2007 (New VA Code requirement 15.2-2303.2 paragraph B).

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and and community support.

**#7** – Provide school environments where teachers are safe to teach and students are safe to learn

**FUNDING SOURCE:** N/A

**AUTHORIZATION REFERENCE:** Stafford County Ordinance No. 094-29  
February 2006  
Stafford County Ordinance No. 084-26  
VA Code §15.2 -975  
VA Code §15.2 -2297  
VA Code §15.2-2298